

QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that HYDE SCHOOL, a Maine nonprofit corporation located in Bath, Maine, for full value and consideration paid, hereby grants to JUDEE von SELDENECK, as Trustee of HYDE SCHOOL REALTY TRUST, and having a mailing address of 616 High Street, Bath, Maine 04530, with QUITCLAIM COVENANTS, three (3) certain lots or parcels of land, together with the buildings and improvements situated thereon, and being known as 684 High Street, situated in the City of Bath, County of Sagadahoc and State of Maine, and bounded and described as follows:

Parcel I

A certain lot or parcel of land, together with all the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, and bounded and described as follows, to wit:

Beginning on the West side of High Street eleven (11) rods North of the road leading to Standish Mills, called the Western Avenue; thence running West twenty-five (25) rods on the North line of land now or formerly of Jacob P. Morse to the West line of the Rope Walk lot, so-called, and land formerly owned by Isaiah Crooker; thence North by said Crooker and Rope Walk line six (6) rods; thence East parallel with said Morse's North line about twenty-five (25) rods to High Street; thence southerly by said Street to the first mentioned bounds.

The above-described premises are subject to the rights of the State of Maine for highway purposes and a Notice of Layout and Taking dated March 17, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344, Page 1.

For source of title, reference may be had to a certain instrument from Dorothy M. Rubin to Jean H. Youngren dated September 22, 1980 and recorded in the Sagadahoc County Registry of Deeds in Book 557, Page 73.

Parcel II

A certain lot or parcel of land situated in Bath, in the County of Sagadahoc and State of Maine, and bounded and described as follows, to wit:

Beginning at a point on the North side of Western Avenue one hundred thirty-five (135) feet West of the intersection of the West side of High Street and the North side of Western Avenue, and running westerly along the North side of Western Avenue twelve (12) feet to property of one Donaldson; thence northerly by said Donaldson land, one hundred (100) feet to property now or formerly of one Carver; thence easterly by said Carver land twelve (12) feet to land formerly of Wentworth; thence southerly by the Wentworth land one hundred (100) feet to

TRANSFER TAX PAID

the North side of Western Avenue at the point of beginning. Meaning and intending to convey a rectangular parcel of land 100 feet by 12 feet.

Parcel III

A certain lot or parcel of land, together with all the buildings thereon, situated in said Bath, and bounded and described as follows, to wit:

Beginning at a point on the West line of High Street in said Bath one hundred (100) feet northerly from the intersection of High Street and Western Avenue; thence running northerly by High Street eighty-six (86) feet, more or less, to land of Dorothy M. Rubin; thence westerly by said Dorothy Rubin's South line two hundred (200) feet; thence southerly by land formerly of Thibodeau eighty-six (86) feet, more or less, to land of one Donaldson; thence easterly parallel with Western Avenue and keeping a distance of one hundred (100) feet therefrom, by lands of said Donaldson and Fred and Ruth Wentworth two hundred (200) feet, more or less, to High Street and the point of beginning.

The above-described Parcels II and III are conveyed subject to the rights of the State of Maine for highway purposes and a Notice of Layout and Taking dated March 17, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 344, Page 1.

For source of title to Parcels II and III, reference may be had to a certain instrument from Harold J. Rubin to Jean H. Youngren dated September 22, 1980 and recorded in the Sagadahoc County Registry of Deeds in Book 557, Page 75.

Being the same premises conveyed to Hyde School by Riggs Bank, N.A., formerly known as The Riggs National Bank of Washington, D.C., Personal Representative of the Estate of Jean Hayes Youngren, by deed dated May 6, 1999 and recorded in the Sagadahoc County Registry of Deeds in Book 1683, Page 150.

IN WITNESS WHEREOF, HYDE SCHOOL has caused this instrument to be duly executed this 8th day of August, 2005.

WITNESS:

Susan C. Chubb

HYDE SCHOOL

By: Malcolm W. Gauld
Malcolm W. Gauld
Its President

STATE OF MAINE
COUNTY OF SAGADAHOC

August 8, 2005

Then personally appeared before me the above-named Malcolm W. Gauld, President of Hyde School, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Hyde School.

Cynthia Morgan

Notary Public/Attorney-at-Law

Print Name: Cynthia Morgan

My Commission Expires:

CYNTHIA MORGAN

NOTARY PUBLIC

My Commission Expires Feb. 8, 2008

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SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds